

FRANKFORT/FRANKLIN COUNTY  
PLANNING COMMISSION

JUNE 8, 2006  
5:30 PM.

VICE-CHAIRMAN DWAYNE COOK, PRESIDING

Vice Chairman Dwayne Cook called the meeting to order. Recording Secretary Dawn McDonald called the roll.

Members Present: Patti Cross  
David Garnett  
Charles Booe  
Dwayne Cook  
Keith Lee  
Bob Mason  
Annie Metcalf

(7)

Members Absent: Sherron Jackson  
Darrell Sanderson  
Joe Sanderson  
Joel Schrader

(4)

There being quorum, the meeting proceeded.

The first item of business was approval of the minutes of the meeting of April 13, 2006 and May 4, 2006. Mr. Booe said there were two typos on the May 4 minutes 1. page 2 third paragraph variable should be variance and 2. 3 pages over the second to last paragraph Browns Ferry was misspelled. David Garnett said there was one other thing in the April 13 minutes page 6 right after the recess referring to the Leonardwood Drive Property it should be 2.784-acre parcel. A motion was made by Mr. Lee to approve the minutes with the corrections noted. The motion was seconded by Ms. Cross and carried unanimously.

A motion was made by Mr. Mason to approve the following bills for payment, including addendums:

Edwin Logan – May (PC/BZA)	\$ 900.00
Dianna Rogers – Secretarial PC (5/4/2006)	300.00
Charles Booe – Training Reimbursement	300.38
Anna Carpenter – Secretarial BZA (6/6/06)	187.50
State Journal – Advertising	3,513.51
Nannette Lenington – ARB Refund	110.00

The motion was seconded by Mr. Lee and carried unanimously.

There were no Reports of Officers or Reports of Standing Committees. Under Reports of Other Committees Mr. Garnett reported there is a meeting of the Comprehensive Plan Goals & Policies Subcommittee which is made up the entire Comprehensive Plan Update Committee the meeting will take place on June 22, 2006 at 5:30 p.m. Under Staff Items Ms. Sewell reported that item number four under new business for Commercial Investments has been tabled to the July 13, 2006 meeting. Mr. Muller reported there is a Zoning Update Committee Meeting on June 28, 2006 at 5:30 at City Hall Chambers. Mr. Muller asked the committee to suspend the by-

laws to allow more than two public hearings. Mr. Garnett made a motion to suspend the by-laws to allow more than two public hearings. The motion was seconded by Mr. Lee and carried unanimously.

The first item of business was a request from Bobby Green for a modification of standards for the purpose of waiving sidewalks, street trees and street lighting for an extension of Greenway Boulevard from the existing pavement to Chenault Road.

Joe Grider, owner of Grider Engineering spoke for Greenway Enterprises he stated they want to extend from the existing pavement on Greenway Boulevard to the existing pavement on Chenault Road, he said currently the first thousand foot of it is a gravel road approximately 20 feet wide, it was originally built as a construction entrance to the subdivision but they want to bring up to county standards, however they want to request the following modifications. Instead of sidewalks, they want to provide a six foot wide flat surface turf area behind the curbs. As an alternative to tree planting, they ask that the planning commission consider the existing trees on the south side of the road because on the north side of the road there are existing power lines, a forest main and a proposed water line extension. He stated that they are requesting these modifications because they really have no relationship to the existing development because as you can see in the photos he passed out there are no sidewalks or street lights at the connecting points of this road extension. Mr. Logan asked if this is where they had discovered a sewer main. Mr. Grider explained yes they did but that they can shift the road around that and that by granting the sidewalk modification it would keep them from affecting the sewer main as much. Mr. Lee asked if there were going to be any residences in the area. Mr. Grider replied there were no residences proposed here the property is only fifty foot wide and intended for a road only. Mr. Garnett asked what the applicant proposed as the alternative to street lights and trees. Mr. Grider referred back to the photos showing no street lights or trees. Mr. Grider said per the regulations they can't waive a standard but they can approve modifications and wondered what the modifications would be. Mr. Grider replied that he didn't present an alternative to the street light but you could consider the ambient light from the surrounding businesses and asked them to consider the trees on the south side of the property as the alternative.

Ms. Sewell Franklin County Planning Director stated that she prepared the staff report and she interpreted the Subdivision Regulations this request is a complete waiver and not a modification, therefore she does not recommend approval. Mr. Lee asked if other than it being a waiver did she have any other problems, she replied that there were things that could be done in order to meet standards and deal with the forest main. Ms. Sewell reminded the committee that the original developer of the property Mr. Pulliam received a waiver for street lights and that there are no street lights in the entire development. Mr. Garnett stated that he was able to see the flat surface turf as modification to the sidewalks but could not see the proposed modification for the street light or street trees and asked if Ms. Sewell did. Ms. Sewell replied no and said in fact agreed that simply not putting them in was a waiver not a modification. There was some general discussion concerning the use of the road, the street lights, sidewalks, and street trees and the modifications for afore mentioned items. A motion was made by Mr. Lee to approve the modification of the extension of Greenway Boulevard with the following conditions the applicants a. provide a six foot turf on the south side of the street, b. that they provide street lights at the connection points of Chenault Road and Greenway Boulevard two street lights only, c. that if Topy develops their

property and does not provide a buffer zone then the applicant is to then address putting trees in there by planting ten trees from point to point on the south side of the street. The motion was seconded by Mr. Garnett and carried unanimously with Mr. Lee, Mr. Mason, Mr. Booe, Mr. Garnett and Mr. Cook voting in favor.

The next item of business was a request from Parkside Development for approval of modification of standards for the purpose of providing a cul-de-sac longer than 500' in the Parkside Development located at the northwest quadrant of I-64 and Versailles Road.

Jason Hurt, Quest Engineers representing Parkside Development stated they are requesting a modification of standards for a cul-de-sac longer than 500 feet. The road is roughly 650 feet long. In working with the neighbors of Hanly Lane the access from Hanly Lane was not desirable. So the developer reworked their design and it left them with a 650 foot dead end street. Mr. Garnett explained to Mr. Hurt that the regulations say that the request for modification shall state the modification being requested and a reason for the modification. He said looking at the letter of request, he saw the modification being requested but he did not see any reasons and asked Mr. Hurt to explain where the reason was in the letter. Mr. Hurt replied the last sentence of the first paragraph, due to the topography and accessibility to the subdivision. Mr. Garnett asked why they could not make the street 500 feet. Mr. Hurt replied that main reason was losing lots. There was some discussion concerning a street only 500 feet long or a cross street both of which result in reducing the number of lots. Mr. Lee said the committee needs testimony as to why they want this modification. Mr. Hurt replied that they were trying to protect the significant land features of Hanly Lane.

Ms. Sewell presented the staff report and stated that the developers were trying to work with the neighbors because this is a scenic road way and the residents of Hanly Lane have always asked that it be protected as such. She did believe that there were reasons they could modify this request and allow for the cul-de-sac to be longer than 500 feet. There was more discussion concerning a cross street, also concerning fire protection and access points to the Subdivision. Mr. Garnett made a motion to approve the request for a modification of standards for the length of a cul-de-sac six hundred fifty feet, based on testimony that it allows superior performance, that it protects significant features specifically scenic areas and that it would otherwise deprive the applicant of reasonable use of the property due to location. The motion was seconded by Mr. Mason and carried unanimously with Mr. Lee, Mr. Mason, Mr. Booe, Mr. Garnett, and Ms. Cross voting in favor.

The next item of business was a public hearing from C. Michael Davenport, Inc. for approval of a Zone Map Amendment from Rural Residential (RR) to Planned Mixed (PM) for an approximate 19-acre parcel of property located on the east side of Cardwell Lane and bordered by I-64 to the north.

Before beginning Ms. Sewell explained that there was a mistake in the staff report but she passed out the corrections as well as a colored map. Vice Chairman, Mr. Cook asked anyone wishing to speak for or against the item to please sign in. Diane Zimmerman, Jane Julian and C. Michael Davenport signed in to speak. Secretary Dawn McDonald swore in the speakers. Mr. Davenport, 4 Thoreau Drive said that this small 19-acre parcel of property was part of the original land he had to purchase in order to extend the road to Cardwell Lane. He originally

provided to Ms. Sewell a proposal for an eighteen lot Professional Office development. She mentioned to him a possible Planned Mixed development. He gave it strong consideration and determined that he liked the idea. He was sure this would be a perfect development requiring a four percent open space and he is therefore requesting a zone change from Rural Residential (RR) to Planned Mixed (PM). He then offered Ms. Zimmerman to answer any questions about the traffic study. Mr. Garnett asked if she differed from the conclusion in the traffic study, for instance the level of service at the corner of Cardwell Lane and C. Michael Davenport Boulevard. Ms. Zimmerman said that there was no real easy resolutions for this area and that currently the county and state are working to improve the intersection and one idea is a round of bout, which would be ideal because of the left turns. There was some discussion concerning traffic. Jane Julian 1915 Louisville Road, speaking against the zone change raised concerns about extra traffic, the higher density development, and the affects the development might have on nearby streams and topography. Ms. Sewell, Director of the Franklin County Building Codes Office was sworn in and stated that she prepared the staff report. Ms. Sewell explained that she was against the zone change because the traffic analysis shows that it is not able to handle the development of this property and she didn't think this change was in agreement with the Comprehensive Plan it might be with the map but not with the text. During rebuttal Ms. Julian expressed her concerns about the right angle turns. Mr. Davenport spoke of the many developments on Cardwell Lane and the traffic impact they have on Prevention Park stating that a lot of the traffic was from the schools, and while he realizes that, he does not believe this request be denied. He said that a development of this type would spend a few years in the planning process before ever developing and he is simply requesting permission to plan for this development. Approving his request would grant him that opportunity. Mr. Garnett made a motion to close the public hearing, and table the motion for the purpose of preparing a summary. The motion was seconded by Mr. Lee and carried unanimously.

The next item of business was a public hearing from the City of Frankfort's Planning Staff for approval of a text amendment to Article 1, Section 1.09 Provisions for Waivers and Modifications as well as Article 4, Section 4.226; 4.236; and 4.306 of the City of Frankfort's Zoning Ordinance. Specifically, the request is to amend the modification provisions of the specific criteria, stipulating the applicant's responsibilities concerning modifications, and changing the requirements of frontage roads within the CG, CH, and IC Districts.

Gary Muller, Planning Director for the City of Frankfort prepared the staff report, he stated that it has been advertised appropriately and he was happy to elaborate on the details. Mr. Garnett made a motion to close the public hearing. The motion was seconded by Ms. Cross and carried unanimously. Mr. Garnett made a motion to adopt the staff report in lieu of a summary. The motion was seconded by Mr. Mason and carried unanimously. Mr. Garnett made a motion to approve the text amendments as set forth in the staff report. The motion was seconded by Mr. Mason and carried unanimously.

The next item of business was a public hearing from the City of Frankfort's Planning Staff for approval of a text amendment to Article 13, Table 13.3 Standards for Permitted Signs of the City of Frankfort's Zoning Ordinance. Specifically the request is to amend the maximum area of signage permitted for home occupations (from 4 sq.ft. to 2 sq.ft.) to make this table consistent with the existing language of Article 19.



Mr. Muller stated that he prepared the staff report and that there were no changes. He explained that there was a discrepancy between two ordinances and the zoning committee supported the more restrictive one. Mr. Garnett made a motion to close the public hearing. The motion was seconded by Ms. Metcalfe and carried unanimously. Mr. Garnett made a motion that they adopt the staff report in lieu of preparing a summary. The motion was seconded by Ms. Metcalfe and carried unanimously. Mr. Garnett made a motion that they approve the text amendment and recommend its adoption by the Board of Commissioners. The motion was seconded by Ms. Cross and carried unanimously.

The next item of business was a public hearing from the City of Frankfort's Planning Staff for approval of a text amendment to the Zoning Ordinance for by amending Article 17, Section 17.10 Design guidelines for exterior Remodeling, Subsection 17.10.9.A. – Walls and Fences. Specifically, the request is to provide an exception to the fence material (allowing vinyl) within the Special District when specific conditions apply.

Mr. Muller prepared the staff report and submitted the report for recommendation. There were some general questions about whether or not this was lowering the standard. Mr. Garnett made a motion to close the public hearing. The motion was seconded by Mr. Booe and carried unanimously. Mr. Garnett made a motion to adopt the staff report in lieu of preparing the summary. The motion was seconded by Mr. Mason and carried unanimously. Mr. Garnett made a motion to deny the request to provide an exception to the fence material vinyl in the special capital district. The motion was seconded by Ms. Metcalfe and carried unanimously with Mr. Lee, Ms. Metcalfe, Mr. Mason, Mr. Garnett, and Ms. Cross voting in favor.

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Chairman

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Recording Secretary